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FACT SHEET REGARDING REMEDIAL ACTION AT STUDY AREA 29 GROUNDS
MAINTENANCE STORAGE NTC ORLANDO FL
3/1/1998
NAVFAC SOUTHERN

Fact Sheet & mini-ROD - Received from R. Allen 5/6/99
 File 757-18.0-441



Naval Training Center Orlando, Florida

Remedial Action Report

Study Area 29, Grounds Maintenance Storage



This fact sheet was developed to inform interested citizens about the Naval Training Center (NTC), Orlando environmental program. Fact sheets will be distributed periodically to keep the community informed. Additional copies of these fact sheets can be obtained by calling the NTC, Orlando Public Affairs Office at (407) 646-4430.

Site Description

Study Area (SA) 29 is located on the Main Base of NTC, Orlando, along the northern shoreline of Lake Susannah and south of Langley Street (Figure 1). The site includes Building 127, which was originally constructed in 1975 and used as a sail loft. Since 1988, the building has been used for storage and maintenance of groundskeeping equipment. Areas of environmental interest at the site include the flammable material storage lockers on the west end of the building and an area on the east side of the site where unlabeled drums were stored (Figure 2).

There were no indications of chemical releases or stressed vegetation around Building 127.

Surface soil samples were collected in the following locations:

- the former drum storage area;
- the area in front of the flammable material storage cabinets; and
- areas of surface water runoff.

Subsurface soil and groundwater samples were also taken from two soil borings located near the drum storage and flammable storage areas.

Site Investigations

Investigations at SA 29 included:

- a site walkover;
- review of historical documents;
- review of aerial photographs; and
- soil and groundwater sampling.

Findings

One of the surface soil samples had benzo(a)pyrene and another sample had arsenic in amounts exceeding Florida guidelines for residential land use. Benzo(a)pyrene is fuel-related and is often produced by incomplete burning of petroleum products. No subsurface soil or groundwater contamination was found.

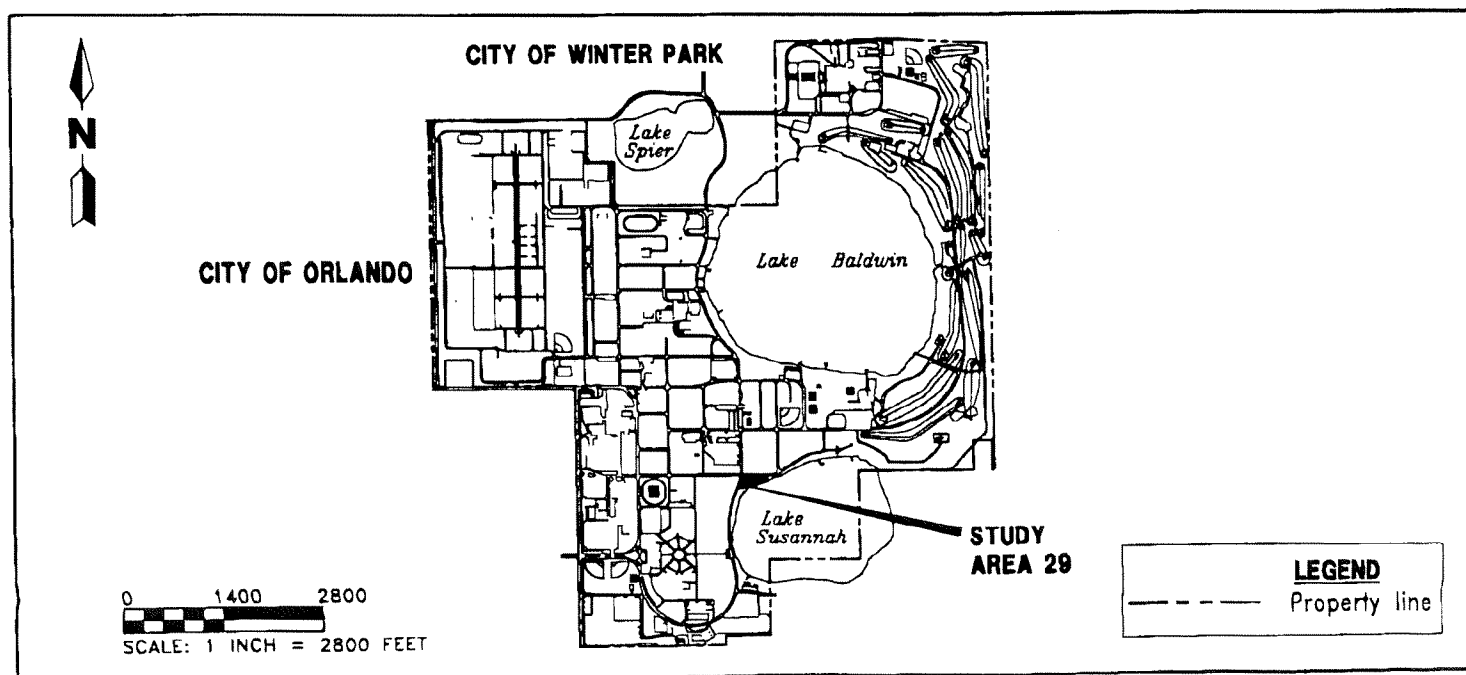


Figure 1. Study Area 29 Site Location Map

Conclusions and Recommendations

Based on the investigation findings, the Navy, U.S. Environmental Protection Agency, and Florida Department of Environmental Protection have concluded that institutional controls limiting human exposure to soil are appropriate to protect human health at SA 29. These controls will prohibit residential use in the area as shown in Figure 2. The institutional controls will be implemented to address arsenic contamination and will not affect future plans of the City of Orlando for recreational reuse of the property.

With this restriction, SA 29 is eligible for transfer to the City. The land use restriction will be specified by the Navy in property transfer documents and restrictive deed covenants to ensure that future owners of the property are notified of the site's environmental condition. The site property outside the fenced enclosure is available for unrestricted use.

Restrictions may be removed by future land owners if contaminant concentrations decrease or are cleaned up to

residential land use levels. That process would require approval by appropriate state, local, and federal regulatory agencies.

Opportunities for Public Comment

The public is invited to submit questions or comments on the remedial action described in this fact sheet. Written or verbal comments should be addressed to the NTC, Orlando Public Affairs Office listed below by April 3, 1998.

For More Information...

If you have questions about the Navy's action at SA 29, or on the environmental program at NTC, Orlando in general, please contact Ensign Bill Davis at the NTC, Orlando Public Affairs Office, (407) 646-4430. Reports on the work at SA 29 can be reviewed at these locations:

Orange County Public Library (2nd floor),
101 East Central Boulevard, Orlando

NTC, Orlando Public Works Department,
telephone (407) 646-4735

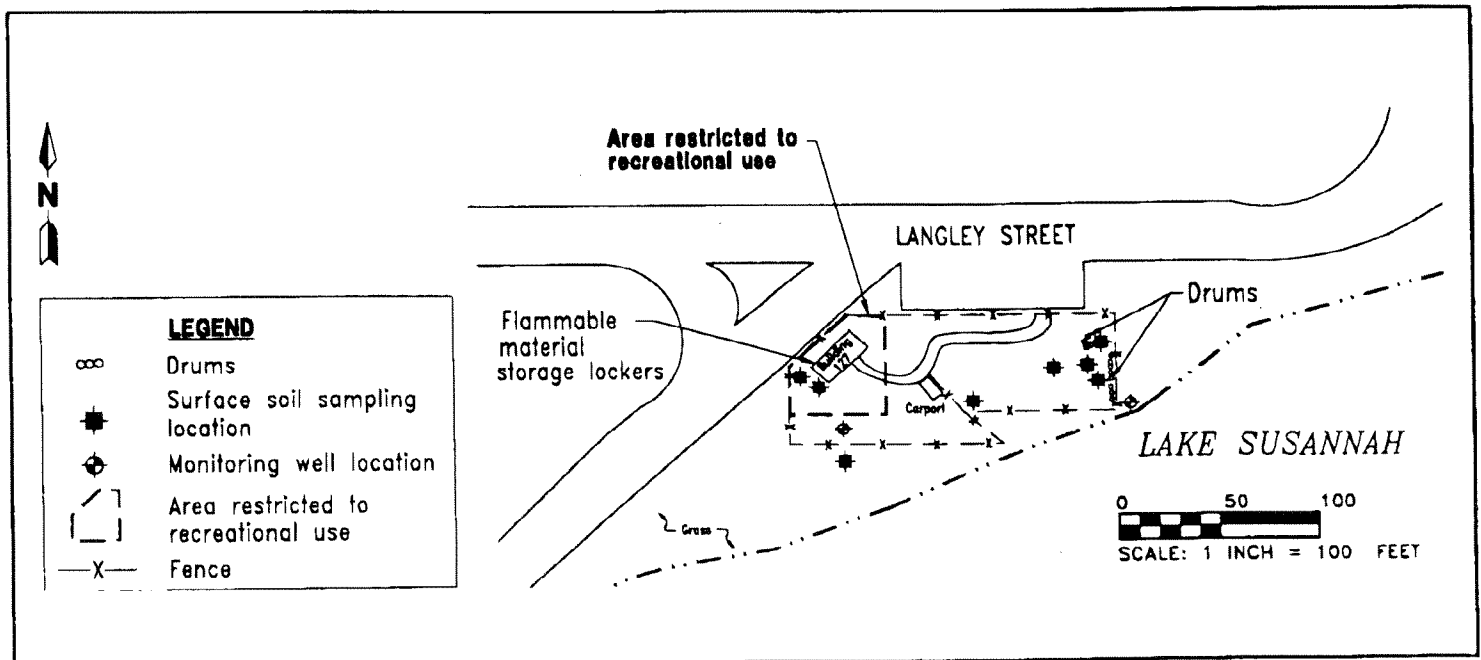


Figure 2. Study Area 29 Site Plan.

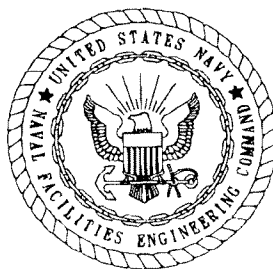
For More Information

For further information about this Remedial Action Report or the NTC, Orlando environmental program in general, please contact:

Ensign Bill Davis
NTC, Orlando Public Affairs Office
(407) 646-4430



Lt. Gary Whipple
NTC, Orlando Public Works Department
(407) 646-4735



**Department of the Navy, Southern Division
Naval Facilities Engineering Command
2155 Eagle Drive
North Charleston, South Carolina 29418**

DECISION AND RESPONSE TO COMMENTS

**Study area 29, Former Hazardous Materials
Naval Training Center
Orlando, Florida**

Introduction

The following summarizes the findings of the report entitled *Base Realignment and Closure Environmental Site Screening Report, Study Area 29*, submitted to Southern Division by ABB Environmental Services, Inc. (ABB-ES), in January 1998. That report is available to the public in the Orange County Public Library, 101 East Central Boulevard, Orlando. It also documents Navy decisions regarding the transfer of Study Area (SA) 29 to the City of Orlando.

SA 29 is located on the eastern part of the Main Base, Naval Training Center, Orlando, along the northern shoreline of Lake Susannah and south of Langley Street (Figure 1). Since 1988, the area has been used for storage and maintenance of groundskeeping equipment. Building 127 was originally constructed in 1975 and was used as a sail loft. Areas of environmental interest at the site include the flammable-storage lockers on the west end of the building and an area on the east side of the compound where unlabelled drums were previously stored.

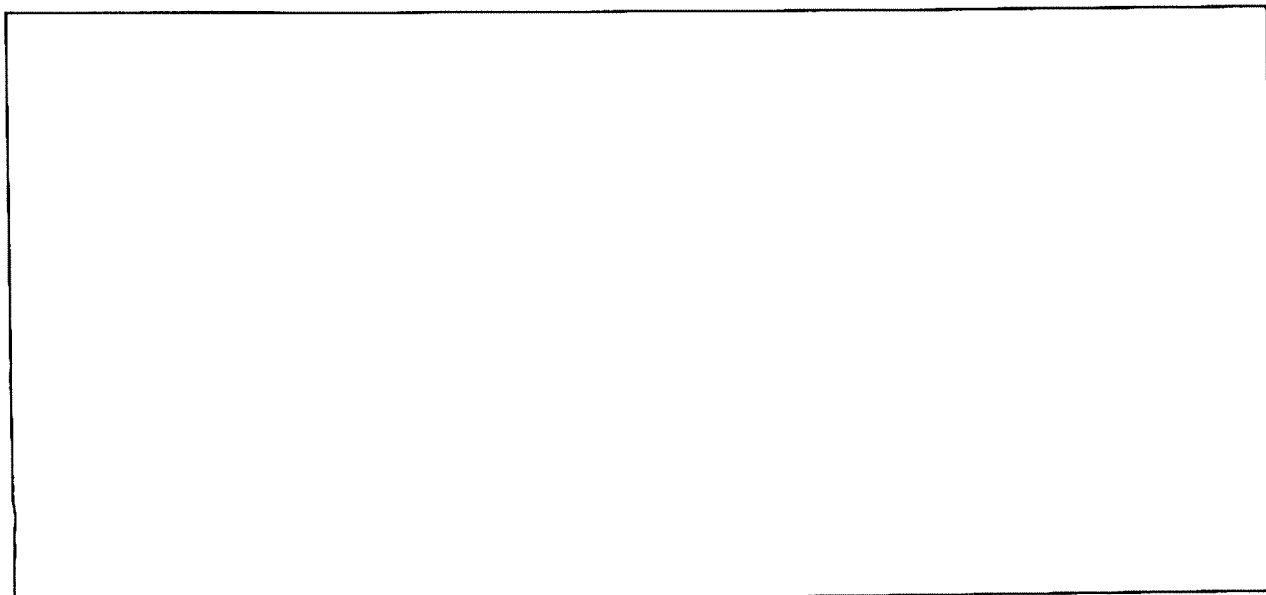


Figure 1: Location of Study Area 29

The site screening investigation was intended to evaluate potential releases of contaminants to the environment due to past site practices. Samples were collected from the eastern part of the site where drums were previously stored and west of Building 127 adjacent to the flammable-storage lockers. Additional samples were collected in areas that were downgradient of, or received surface water runoff from, these areas. There were no indications of environmental releases or stressed vegetation around the perimeter of Building 127 (Figure 2).

Figure 2: Figure 2 SA 29, Sampling Locations, Building 127, Grounds Maintenance

Surface soil samples were collected in the area where drums had been stored, from the area in front of the flammable-storage lockers, and from areas where surface water runoff would have occurred. In addition, two soil borings completed as monitoring wells were advanced on the east side of the drum area and downgradient of the flammable-storage area, near the wetland bordering Lake Susannah.

Subsurface soil and water samples were collected from each boring, and submitted for full suite Contract Laboratory Program analysis plus pesticides, polychlorinated biphenyl, and total petroleum hydrocarbons.

One surface soil sample had benzo(a)pyrene at 430 micrograms per kilogram ($\mu\text{g}/\text{kg}$), exceeding Florida's residential Soil Cleanup Goal (SCG) of 100 $\mu\text{g}/\text{kg}$ and the U.S. Environmental Protection Agency's (USEPA's) risk-based concentration (RBC) of 88 $\mu\text{g}/\text{kg}$. The sample was collected in the area that receives surface water runoff from the western part of the site. This area of the base has been developed and urbanized since the base was opened. Semivolatile compounds, including benzo(a)pyrene, are not uncommon in urban areas where petroleum products have been used. The single detection of benzo(a)pyrene (one out of eight locations) at SA 29 indicates a small localized area largely impacted by urban non-point sources (i.e., surface water runoff).

Arsenic was detected in surface soil in three samples at concentrations slightly exceeding Florida's residential SCG of 0.8 milligram per kilogram (mg/kg) and the USEPA's RBC of 0.43 mg/kg . However, the reference background screening concentration for Naval Training Center (NTC), Orlando is 1.0 mg/kg . There were no detections of other compounds in subsurface soil or groundwater at concentrations of concern. The analytical results from surface soil sampled at SA 29 indicate that the site may have been marginally affected by past use within the fenced area enclosing Building 127. The Navy has determined that institutional controls are appropriate at SA 29 and will have no effect on the City of Orlando's intended recreational reuse.

Selected Remedy. Institutional controls are used to limit human exposure, thereby protecting human health and the environment. Examples of institutional controls include land and resource use and deed restrictions. Because of arsenic contamination, the Navy will implement a non-residential land-use restriction for the area shown in Figure 2. However, the City of Orlando's intended reuse of the area is recreational. Therefore, with this restriction, SA 29 is eligible for transfer. The remainder of the area is unrestricted. Thus, the color classification for the restricted area will be changed from 7/Gray to 4/Dark-Green, and the remainder of the site will be reclassified to 1/White.

The land-use restriction will be specified by the Navy in property transfer documents to ensure that future owners and users of the property are provided with notice of the site conditions. In order to remove existing restrictions and permit unrestricted land use, contaminated media must be remediated or have decreased to acceptable residential levels. This process would require the involvement of appropriate local, State, and Federal regulatory agencies.

Community acceptance of the selected remedy was evaluated through presentations to the facility's Restoration Advisory Board (RAB). The RAB is composed of community members and agency representatives who participate in reviewing and evaluating environmental cleanup at the base. RAB meetings are open to the public and their bimonthly meetings are publicized in the local media. The public was given an opportunity to comment on the remedy selected for SA 29 at the RAB meeting on March 18, 1998. In addition, phone numbers and addresses to submit public comments were provided on a fact sheet distributed shortly thereafter to the NTC, Orlando Community Mailing List, comprised of more than 280 interested citizens and community leaders. The fact sheet summarized the selected remedy and invited comments from the public until April 3, 1998. Because no public comments were received by the April 3rd cutoff date, a specific public meeting to address SA 29 was not held.

Declaration. Based on the administrative record compiled for this corrective action, the Navy has determined that the remedy selected for SA 29 is appropriate and protective of human health and the environment and complies with State and Federal regulatory requirements. The Florida Department of Environmental Protection and USEPA concur with the remedy selected.

SIGNATURE.

Wayne Hansel, P.E.
Base Realignment and Closure Environmental Coordinator

Date
